

## MINUTES

### GOLDEN RAIN FOUNDATION OF WALNUT CREEK

#### REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, OCTOBER 28, 2010, AT 9:02 A.M.

A regular meeting of the Board of Directors of the Golden Rain Foundation (GRF) of Walnut Creek was convened by the Vice President, Rita A. Fredlund, at 9:02 a.m. on Thursday, October 28, 2010, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Rita A. Fredlund, Susan Williamson, Clair S. Weenig, Phoebe E. Cortessis, Barbara S. Jordan, Patrick T. Kelly, Donald A. Peterson, Melvin N. Wall, and Warren T. Salmons, Chief Executive Officer (CEO), ex-officio member of the Board Attendance

Excused: David H. Smith

Also present were Joan (Jo) Jones, Chairman, Aquatics Advisory Committee; Kenneth W. Haley, Chairman, Finance Committee; Carol A. Green, Chairman, Fitness Center Advisory Committee; Richard S. Chakoff, Chief Financial Officer; Paul J. Donner, Director, Mutual Operations; Anthony W. Grafals, General Counsel and Director of Confidential Services; Mark K. Heptig, Director, Golf Courses/Golf Professional; Jeffrey P. Matheson, Director, Resident Services; Paulette L. Jones, Senior Manager, Executive Services; Maureen A. O'Rourke, Senior Manager, and Wilma Murray, Staff Writer, Communications Department; Dennis Bell, Public Safety Coordinator; Priscilla Tudor, Counseling Services Coordinator; Susan F. Ritner, Program Manager, and George Ivanov, Program Assistant, Rossmoor Television Channel; and James Prashad, Custodian/AV Technician Foreman.

There being no corrections, the minutes of the regular meeting of the Board held on September 30, 2010, were approved as written by unanimous consent.

Minutes  
Approved

In the absence of the President, Mrs. Fredlund gave the President's report. She began by thanking staff, the Finance Committee, and the Board for their many hours of work on the budget for 2011, adding that she was very pleased with the final outcome and felt that the budget would provide the Board with a useful tool to see it through next year. She then noted that Securitas, the Rossmoor News, the Rossmoor TV Channel, and golf course maintenance staff have moved into the new buildings at Creekside, which she said was long overdue.

President's  
Report

Mr. Weenig gave the Treasurer's report for the period ending September 30, 2010. The report was included in the agenda package.

Treasurer's  
Report

The CEO reviewed his written report dated October 21, 2010, which included the manor sales report for the period ending September 30, 2010, and as of October 21<sup>st</sup>. The report was included in the agenda package. Mr. Salmons added that, as of yesterday, there have been 31 sales in October, and there are 72 pending escrows. He then reported that the two automatic doors at Del Valle Complex, which were authorized during the budget process, have been installed and that the trailers have been removed from the parking lot in the rear of Gateway Complex, and the lot should be restored soon. Discussion followed.

CEO's  
Report

During the Residents' Forum, Barbara Blum, President of the Rossmoor Tennis Club, expressed the Club's concerns regarding the Board approved feasibility study of the tennis facilities, and suggested that the directive to Pound Management, who will be conducting the study, be to find one or two locations for 2 new courts and to study the feasibility of upgrading the current courts and associated facilities.

Residents'  
Forum

Elizabeth Knefel, who teaches a Recreation Department sponsored class on using an iPad, urged the Board to make sure Wi-Fi in Rossmoor is reliable even if it means upgrading the system. She said that it currently is either nonexistent or intermittent and that the problem needs to be addressed or else Wi-Fi should not be promoted on the Rossmoor website or in the Rossmoor News as being available.

Willard Smith, speaking on behalf of 131 residents who signed a petition to keep the pool open through the winter months, requested that the Board reconsider its decision to close the Dollar pool during the winter months and keep it open.

Mr. Kelly brought up the subject of the feasibility study of the tennis facilities, saying that all of the information staff has about prior studies of the tennis facilities should be included in the upcoming report to the Board on the tennis facilities.

Mrs. Jones, Chairman of the Aquatics Advisory Committee, said the report of the Committee's October meeting was included in the agenda package. She then highlighted items in the report.

AAC  
Report

Mr. Haley, Chairman of the Finance Committee, said the report of the Committee's October meeting was previously distributed to the members of the Board. He then reported that clearance has been received from GRF's General Counsel to loan money from the operating account to the Trust account and discussed the Committee's recommendation that staff be directed to loan at least \$1.5 million from the operating account to the Trust account at the same interest rate as the line of credit, and further that the loan be executed as soon as possible. He also highlighted other items in the Committee's report.

Finance  
Committee  
Report

Ms. Green, Chairman of the Fitness Center Advisory, said the report of the Committee's October meeting was included in the agenda package. She then

FCAC  
Report

highlighted items in the report, noting that there were 10,935 visits to the Fitness Center in September, including 360 guest visits.

Reporting in the absence of Mr. Fleck, Chairman of the Golf Advisory Committee, Mr. Heptig said the report of the Committee's October meeting was included in the agenda package. He then reported that there were 6,000 rounds of golf played in September and that the draft Golf Course General Rules and Regulations were being reviewed by the Committee.

GAC  
Report

The Chairman of the Policy Committee, Mrs. Williamson, said the report of the Committee's October meeting was included in the agenda package. She then reviewed and discussed the Committee's recommended revisions to Procedure P103.0, Elections; Policy 601.2, Rossmoor News Editorial Policy; Policy 602.0, Rossmoor Television Channel; and Rule R201.0, Traffic Rules and Regulations. Discussion followed. In keeping with the Board's practice that policy, procedure, and rule agenda items be on the agenda for two end-of-the-month meetings to allow time for resident input, consideration of approving the recommended revised Procedure, Policies, and Rule was deferred to the December 2<sup>nd</sup> regular meeting of the Board.

Policy  
Committee  
Report

Following introductory remarks by Mr. Heptig, a motion was made by Mr. Kelly, seconded by Mr. Wall, and CARRIED UNANIMOUSLY to approve the schedule of 2011 Golf Club and outside tournaments, including various Club events involving reduced or waived fees (agenda attachment 11a-2 through 11a-7).

Approved  
Schedule of  
2011 Golf  
Club &  
Outside  
Tournaments

Following an explanation by the CEO, a motion was made by Ms. Jordan and seconded by Mr. Wall to authorize staff to proceed with additional work related to Rockview Drive as a component of the Corporation Yard project in an amount not to exceed \$66,407, including a 10% contingency, to be paid from the Trust Estate Fund and to authorize the CEO to enter into a contract to implement the work. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Authorized  
Staff to  
Proceed  
w/Additional  
Work on  
Rockview  
Drive

Following introductory remarks by the CEO, a motion was made by Mr. Peterson and seconded by Ms. Williamson to adopt the Proclamation of Appreciation for State Senator Mark DeSaulnier for his work on and support of SB 1128 on behalf of Rossmoor (agenda attachment 11c-2 and 11c-3). Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Adopted Pro-  
clamation of  
Appreciation  
for State  
Senator  
DeSaulnier

Following an explanation by the CEO, a motion was made by Mr. Kelly and seconded by Mr. Peterson to approve the scope of service from Pound Management for the tennis facility study for a cost not to exceed \$25,000, paid from the Trust Estate Fund, and to authorize the CEO to enter into a

Approved  
Scope of  
Service for  
Tennis

contract with Pound Management to undertake the study. During discussion, Mrs. Cortessis expressed her concern that the cost of the study was a pre-recession price and wanted to know if it was competitive in today's market. During further discussion, it was noted that information from the previous study of improvements to Buckeye Grove could be incorporated into the current study. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Mrs. Cortessis abstaining.

Facility  
Study

Before concluding, the Vice President announced that the next mid-month regular meeting of the Board will be held on Tuesday, November 9, 2010, at 9:00 a.m. in the Fireside Room at Gateway Complex; that there will be a joint November/December end-of-the month regular meeting of the Board on Thursday, December 2, 2010, at 9:00 a.m. in Peacock Hall at Gateway Complex; that there will not be a December mid-month regular meeting of the Board; and that the Board will not meet in executive session following this meeting.

Announce-  
ments

There being no further business to come before the Board, the meeting was adjourned at 10:12 a.m.

Adjournment



Susan Williamson, Secretary  
Golden Rain Foundation of Walnut Creek